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CITY CLERK
1-26 thru 3-1-2016Availability of Housing near S. 29th St. & Hulman Ave.

I recently became aware of a proposed housing development concerning the property at the corner of S. 29th St & Hulman Ave.. I saw where the original proposal was for single family dwellings for Senior Citizens. AS the latter would fit well with the surrounding neighborhood I felt this could be a good fit. Since that time I became aware that the plan is being changed as proposed from 20 buildings, consisting of #6- 3 bdrm. w/garages - #5- 2 bdrm. w/o garages & #9- 2 bdrm. w/garages. Then the plan was changed again & essentially doubled to consist of #20- 3 bdrm. w/garages, #4- 2 bdrm. w/o garages, and #8- 2 bdrm. w/garages.

The first thought that came to my mind is why so many units, for the simple fact that there are numerous apartment/duplex complex's within a 10 minute driving time radius of this location. To better research this question I personally did a canvas of the surrounding availability of housing, as listed below.

The Flats- on west side of S. 25th St just North of Margaret Avenue. With the first check there were 94 duplexes available with 20% empty (18). My second check showed 6 more completed & 6 more under construction & more buildings planned. At my second check still have 80% rented with 20% empty (20) not counting those under construction & those planned.

The Harrison Apartments- Just north of the Flats on S. 25th St. going north. On my first check of the 112 #1/#2 bedroom apartment units available there were 84% rented with (14) empty. My check the other day shows an increase of 78% rented with (20) empty. These are Equal Housing Development apartments.

The Cottages of Wallace Ave. just west of Fruitridge Ave. are duplex's for sale. At my first check were 24 units, with 2 units for sale & 2 under construction. My recent check shows the same status. Note is made that there are also 28 more duplex units in the pipeline scheduled for construction south of the latter development

Fruitridge Glen- This is a rental apartment complex, with 14 units. On my first check all but 2 were rented, and with my second check the status was the same.

Meadow Wood Village- This is a 2 bedroom rental apartment complex on Fruitridge Ave. on the west side, just south of Popular St. On my first check there were 60 apartments available

(2)

there were 17% empty (10). My check yesterday shows there still 17% empty (10).

In conclusion there are 422 apartments or duplex's for rent or sale or under completion. Of this total amount there are 70 units available. So my question is why do we need another apartment/duplex rental unit in this area. That is not to mention the fact there is going to be an expansion of another 232 high end quality apartments just west of Walmart. The final question why is this being built in the middle of an established 85 year old good neighborhood?

Another concern is that with the plans submitted there are grave concerns about the fire code being ignored which could result in a catastrophe if a fire would break out. There is also the concern for not having enough parking for such a densely packed development-and how would that be resolved? In addition there are no green spaces for children on the 5.1 acres, and the street to the south show's 5,000 vehicles daily in a 24 hour period. In addition due to the tree's blocking the stop signs the 4 way stop at that corner is notorious Thank you for your time and attention in this manner or people running thru the intersection. Also the surrounding neighborhood has no curbs, sidewalks, or street drains. Finally a packed development would destroy the esthetic tone of the neighborhood

Due to all of the latter reasons I ask you to deny this development as planned. Thank you for your time & attention in this matter.


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